101.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	633,700 / 633,700
					USE VALUE:	633,700 / 633,700
					ASSESSED:	633,700 / 633,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		HIAWATHA LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROCHE JOHN P & BRITT M	
Owner 2:		
Owner 3:		
Street 1:	7 HIAWATHA LANE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MCINTEE NORA W -
Owner 2:	-
Street 1:	7 HIAWATHA LANE
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,267 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6267.000	208,100		425,600	633,700
Total Card	0.144	208,100		425,600	633,700
Total Parcel	0.144	208,100		425,600	633,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.50 | /Parcel: 471.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

65592

GIS Ref

GIS Ref

Insp Date

12/09/08

!8136!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,100	0	6,267.	425,600	633,700	633,700	Year End Roll	12/18/2019
2019	101	FV	182,500	0	6,267.	431,700	614,200	614,200	Year End Roll	1/3/2019
2018	101	FV	182,500	0	6,267.	322,200	504,700	504,700	Year End Roll	12/20/2017
2017	101	FV	182,500	0	6,267.	291,800	474,300	474,300	Year End Roll	1/3/2017
2016	101	FV	182,500	0	6,267.	279,700	462,200	462,200	Year End	1/4/2016
2015	101	FV	171,300	0	6,267.	237,100	408,400	408,400	Year End Roll	12/11/2014
2014	101	FV	171,300	0	6,267.	225,000	396,300	396,300	Year End Roll	12/16/2013
2013	101	FV	171,300	0	6,267.	214,000	385,300	385,300		12/13/2012

PRINT

Date	Time
12/10/20	22:43:13

LAST REV

Date	Time
06/10/19	10:19:00

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8136

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCINTEE NORA W,	72664-426	1	5/28/2019		705,000	No	No		
	10409-247		11/22/1963			No	No		MCINTEE WALTER E - DOD: 6/17/1983

USER DEFINED

Prior Id # 1:	65592
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2008	Meas/Inspect	294	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/9/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6267		Sq. Ft.	Site		0	70.	0.97	5									425,608						425,600	

Total AC/HA: 0.14387 | Total SF/SM: 6267 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,608 | Spl Credit | Total: 425,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98604006
Adj $ / SQ:	139.771
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	301624
Depreciation:	93503
Depreciated Total:	208120

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

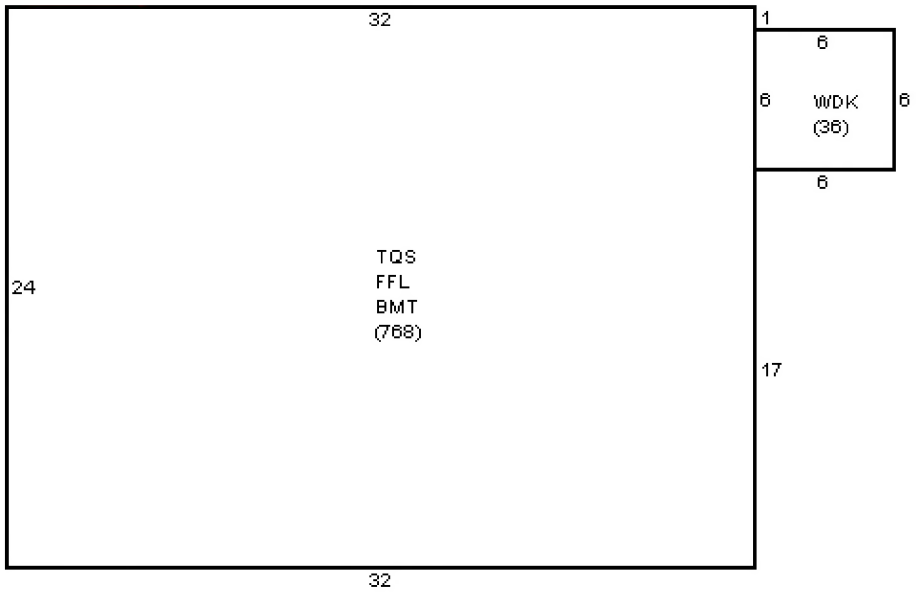
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.77
Special Features:	0	Val/Su Net:	96.88
Final Total:	208100	Val/Su SzAd	154.84

SKETCH



4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	41.930	32,203
FFL	First Floor	768	139.770	107,344
TQS	3/4 Story	576	139.770	80,508
WDK	Deck	36	15.780	568

Net Sketched Area:	2,148			Total:	220,623
Size Ad	1344	Gross Are	2340	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	